



CHESTNUT
REALTY MANAGEMENT, LLC

November 6, 2019

Tenants of 240 Harvard Street, Portland (Woodwinds Apartments)

Re: Letter Sent to Some Tenants on October 17, 2019 – Sent in Error

Dear Residents of 240 Harvard Street:

On October 17th, several of the tenants of The Woodwinds Apartments (the “Property”) received a letter, on behalf of the Property’s management company, from Attorney David J. Van Baars regarding their ongoing occupancy of the Property. Among the information included in that letter was a request that those tenants vacate the Property by December 31, 2019. That letter was sent in error and the purpose of this communication is to clarify that neither the Owner, nor its management company is going to require that any tenants vacate the Property by December 31, 2019.

Any tenant who has a month-to-month lease or a lease that terminates prior to that date may, at their discretion, terminate their lease and vacate by that date, but the Owner and its management company will not require that such action take place. The only exception to this is that any tenants who are in default under the terms of their leases, for violations such as failure to pay rent, could be terminated, in the manner set forth in that lease.

The Owner’s property management team will be reaching out to every tenant in the near future, providing an opportunity for tenants who have month-to-month leases or leases terminating in the near future so such tenants can consider entering into new leases with the Owner, using the Owner’s standard lease form. This form may be different from the one used by the Housing Authority, for those with a Section 8 voucher, but if that Section 8 voucher can be used with the Owner’s standard form of lease, we are glad to work with tenants to put these new leases in place with this structure.

The letter that was sent to all tenants on October 22, 2019 notified you that the Owner will be making many improvements to the Property over the next year or two. Some of these are for code violations that were not addressed by the previous owner and some are upgrades to improve the quality of the Property. We know that this investment in

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the Property will require us to increase future rents, but we do not currently know what those future rents will be and how they will impact the ability of those using Section 8 vouchers to pay the increased rent in the future. The Owner intends to work with tenants to help figure out how they can either continue to reside at the Property, or to try and assist tenants in finding new residences. We do not anticipate that this will need to be addressed until 2020 and would be glad to meet with tenants to discuss how we can assist in this process.

Per our October 22nd letter, the basements can no longer be used as living space. In particular anyone sleeping in the basement areas must immediately vacate those bedrooms, per the direction of Portland's Code Enforcement officer, who toured the Property with us on October 31st. We are working on options to add new laundry areas to the Property to replace units that are currently being used by tenants in the basements. This may include a combination of laundry machines in dwelling units and in common area laundries.

On behalf of the Owner, we sincerely apologize for the confusion and the heartache felt by many of you in response to the letter that was sent on October 17th. We want to work with you for either a long-term solution at the Property, or a shorter term one if remaining here will not work for you.

Please don't hesitate to contact us with any questions or concerns:

Management Office Phone: (207) 883-2959
Management email: portlandleasing@corrdiorpm.com

Very truly yours,

240 Harvard Street, LLC

By: Chestnut Realty Management, LLC

William Steinberg
Director of Acquisitions and Asset Management

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